

RESOLUTION  
Of  
THE BOSTON REDEVELOPMENT AUTHORITY

RE: DESIGNATION OF REDEVELOPER FOR A PORTION OF RE-USE  
PARCEL 48 IN THE SOUTH END URBAN RENEWAL AREA, AND  
RELATED MATTERS.

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WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for Loan and Grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project, and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and Federal laws, and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin, and

WHEREAS, on February 16, 1967, the Authority tentatively designated the Tremont Estates, Inc., as one of three redevelopers of Re-use Parcel 48 in said Renewal Area, and

WHEREAS, a Site Plan has been developed by the Planning Design Group of the Authority's Design Department and Charles T. Main, Inc., the Authority's contract consultant, which Site Plan shows an approximate parcelization of said Re-use Parcel between said three redevelopers.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

1. Tremont Estates, Inc., be and hereby is designated as



developer for the designated portion of Parcel 48, which is shown on the Site Plan by the Planning Design Group of the Authority's Design Department, submitted under cover of the Development Administrator's Memorandum of June 22, 1967, subject to approval by the Authority of Final Plans and Specifications (including a Final Site Plan), publication of public disclosure information, issuance of approvals required by the Housing Act of 1949, as amended, and approval of a land price by the Authority and HUD.

2. Disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.

3. It is hereby determined that the said redeveloper possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the project area.

4. The Development Administrator is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller, and Tremont Estates, Inc., as Buyer, providing for conveyance by the Authority of that portion of Disposition Parcel 48 in the South End Urban Renewal Area which is delineated on the aforesaid Site Plan for a consideration to be determined by the Authority, subject to Federal concurrence, following two independent re-use appraisals; that the Development Administrator is further authorized, subject, however, to Authority approval of the Final Plans and Specifications (including a Final Site Plan), and to submission of satisfactory evidence of financial commitments to execute and deliver a deed conveying said property pursuant to such Agreement, and that the execution and delivery by the Development Administrator of such Agreement and deed, to which a Certificate of this Resolution is attached, shall be conclusive evidence that the form, terms, and provisions thereof are by the Development Administrator deemed proper and in the best interest of the Authority.

5. The Secretary is hereby authorized and directed to publish notice of the proposed disposal transactions in accordance with Section 105(3) of the Housing Act of 1949, as amended.



JUNE 22, 1967

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: EDWARD J. LOGUE -- DEVELOPMENT ADMINISTRATOR

SUBJECT: SOUTH END PROJECT (MASS. R-56)  
DISPOSITION: WHOLESALE FLOWER MARKET, PARCEL 48

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SUMMARY: BOARD ACTION REQUESTED:

1. DESIGNATE TREMONT ESTATES, INC., AND INDEPENDENT WHOLESALE FLORISTS & SUPPLIERS DEVELOPMENT CORPORATION AS REDEVELOPERS OF SOUTH END PARCEL 48 AND AUTHORIZE EXECUTION OF DISPOSITION AGREEMENTS.
2. APPROVAL OF DESIGN DEVELOPMENT STAGE OF PRELIMINARY PLANS OF TREMONT ESTATES, INC. AND INDEPENDENT WHOLESALE FLORISTS & SUPPLIERS CORPORATION.
3. PROVIDE 15 DAYS FOR SUBMISSION BY BOSTON FLOWER EXCHANGE, INC. OF SATISFACTORY PRELIMINARY PLANS.

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On August 11, 1966 the Board tentatively designated three groups as redevelopers of the new wholesale flower market on parcel 48 in the South End. To date, the development planning of these three developers has been coordinated. The design work of the three architects has been carried to the point at which common, integrating design components have been identified. However, the three redevelopers differ considerably from one another in their business arrangements, the number of principals and tenants involved, and in the complexity of their schemes. It is now possible to permit the faster-moving developers to proceed to an advanced stage of planning.

Tremont Estates, Inc. is owned by a single principal and is able to move ahead most rapidly. Tremont Estates was the first of the redevelopers to complete the preliminary drawings, and is prepared to go into construction in 1967 on the southwesterly end of the Flower Market site. In order to permit Tremont Estates to proceed with working plans and specifications, it is recommended that the Authority adopt Votes numbered 1 and 2 attached, approving the preliminary plans, and authorizing execution of a Disposition Agreement, and delivery of a deed subject to Board approval of a land price, public disclosure publication, and approval of final plans and specifications.



The second redeveloper, Independent Wholesale Florists and Suppliers Corporation, also has completed its preliminary design work. However, its financing arrangements will require additional time, as it must secure a financial commitment from the Small Business Administration. A complicating factor is that it has been allocated the northeastern end of the Market site. Since, as described below, it is not yet entirely certain whether the Boston Flower Exchange, Inc., will occupy the center portion of the site, it is impossible at this time definitely to allocate the northeastern end of the site to Independent Wholesale Florists and Suppliers Corporation. Independent Wholesale Florists and Suppliers Corporation has indicated that they will be agreeable to moving to the portion of the site next to Tremont Estates, Inc., in the event that the Boston Flower Exchange does not remain in Boston. The Authority's Design Staff indicates that in the preparation of the preliminary plans the architects for Tremont Estates, Inc., and Independent Wholesale Florists and Suppliers Corporation have coordinated their efforts so that, with minor modifications, the two buildings could be sited next to one another instead of at opposite ends of the Flower Market site.

Accordingly, the action recommended at this time with respect to the Independent Wholesale Florists and Suppliers Corporation is the adoption of the third and fourth votes, attached, approving the preliminary plans and authorizing execution of a Disposition Agreement and delivery of a deed, subject to Board approval of a land price, public disclosure publication, and approval of final plans and specifications, and also subject to allocation by the Board of the site adjacent to Tremont Estates, Inc., if the Boston Flower Exchange, Inc., does not become a developer on Parcel 48.

Boston Flower Exchange, Inc., is the largest of the three redevelopers. Because the Exchange has a large Board of Directors and a number of tenants, because it has been considering the desirability of relocating in Waltham, and also because it found it necessary recently to change architects, the Exchange has not progressed as rapidly as the other two developers. However, a considerable amount of architectural work has been accomplished or committed, and the Exchange continues to assure us that it expects to stay in Boston. It is, therefore, recommended that vote number 5, attached, be adopted providing for an additional fifteen days in which the Exchange may submit preliminary plans satisfactory to the Authority for development on the center portion of Parcel 48. In the event that the Exchange fails to submit satisfactory plans within fifteen days, it would be recommended that a portion of the area in Parcel 48 presently allocated to the Exchange be allocated instead to Independent Wholesale Florists and Suppliers Development Corporation.